

550 Yarbrough Dr.

City of El Paso — Plan Commission — 09/20/2018

PZRZ18-00032

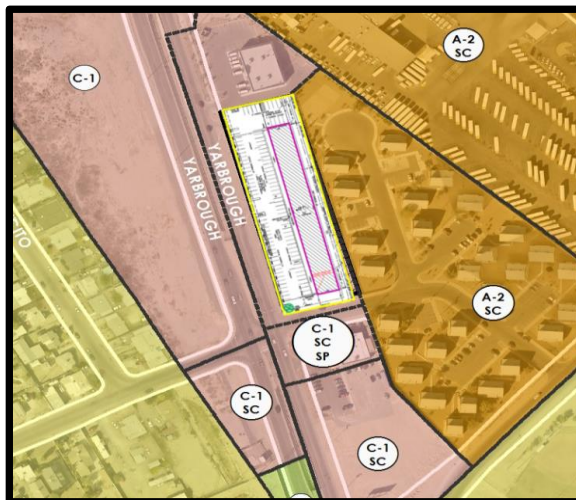
Rezoning



STAFF CONTACT:	Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov
OWNER:	River Oaks Properties LTD.
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	550 Yarbrough Rd., District 7
LEGAL DESCRIPTION:	A portion of Lot 1, Block 1, Yarbrough Village, an addition to the City of El Paso, El Paso County, Texas
EXISTING ZONING:	C-1/sc (Commercial/special contract)
REQUEST:	To rezone from C-1/sc (Commercial/special contract) to C2 (Commercial)
RELATED APPLICATIONS:	PZST18-00010 & PZCR18-00004
PUBLIC INPUT	Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on September 6, 2018.
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom with approval of special permit for the property located at 550 Yarbrough Rd. The property is 1.685 acres in size and is currently being used as a retail shopping center. This case is related to special permit (PZST18-00010) & special condition release (PZCR18-00004).

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from C-1/sc (Commercial/special contract) to C2 (Commercial). The proposed zoning district is consistent with other commercial districts in the immediate area along Yarbrough Dr., and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-war land use designation of Plan El Paso, in the Mission Valley Planning area.



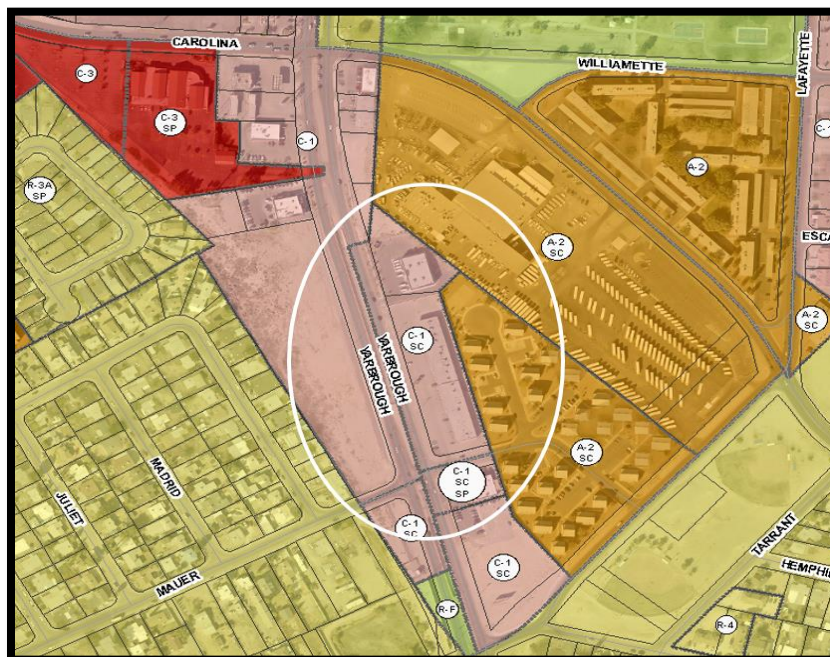
DESCRIPTION OF REQUEST

The property owner is requesting a rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom with approval of special permit for the property located at 550 Yarbrough Rd. The property is 1.685 acres in size and is currently being used as a retail shopping center. The project proposed to introduce a new use and revamp the existing retail shopping center. The development requires a minimum of 65 parking spaces of which the proposed development has provided 96 to include 3 bicycle racks. The development is also in compliance with Title 18 of the landscaping Ordinance. Access to the subject property is from Yarbrough Dr. & Mauer Rd.

REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned R-3 (Residential), A-2 (Apartment), and C-1/sp (Commercial/special permit).
<u>Plan El Paso</u> Properties located within 300 feet of the subject property have the same or similar zoning. The zoning district opens the opportunity for new commercial uses.	Yes, the property is designated G-3, Post-war land use designation of Plan El Paso it will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The site is currently zoned C-1(Commercial) and is currently being used, as a retail shopping center. Properties adjacent to the subject property are zoned R-3 (Residential), A-2 (Apartment), and C-1/sp (Commercial/special permit). Surrounding land uses include an adult day care, restaurant, and dwellings, single-family. The nearest park is E.L. Williams Park (910 feet) and the nearest school is Belair Middle School (1,898 feet).



COMPLIANCE WITH PLAN ELPASO: The property owner is requesting a rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom for the property located at 550 Yarbrough Rd. The purpose of the application is to introduce balance of housing, jobs, shopping, recreation, and civic uses to a property within a G-3, Post-war land use designation of Plan El Paso. It will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-3 – Post-war: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns with- out alleys and shopping centers are located at major inter- sections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, the lot sits within the Mission Valley Plan Area of Plan El Paso the purpose of this project is to maximize the potential of the subject property, which is proposes to introduce new uses to an existing commercial development.
ZONING DISTRICT	DOES IT COMPLY?
C-2 (Commercial): Establishments providing goods or rendering services which are used in support of the community's trade and	Yes, a ballroom is a permissible use in the C-2 (Commercial) district with the approval of a

service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	special permit (PZST18-00010) and a condition release (PZCR18-00004).
POLICY	DOES IT COMPLY?
1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 1.685 acres in size. The proposed development site proposes the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The purpose of a C-2 (Commercial) district is for establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity.

The G-3, Post-war sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns with- out alleys and shopping centers are located at major inter- sections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 8-inch diameter water main extending along the eastside of Yarbrough Dr., approximately 19-feet west of and parallel to the eastern right-of-way line of Yarbrough Dr. This water main is available for service.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Mission Valley Civic area & Lomaland Neighborhood Association which has been contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the

subject property on September 6, 2018. Planning has not received any communication in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

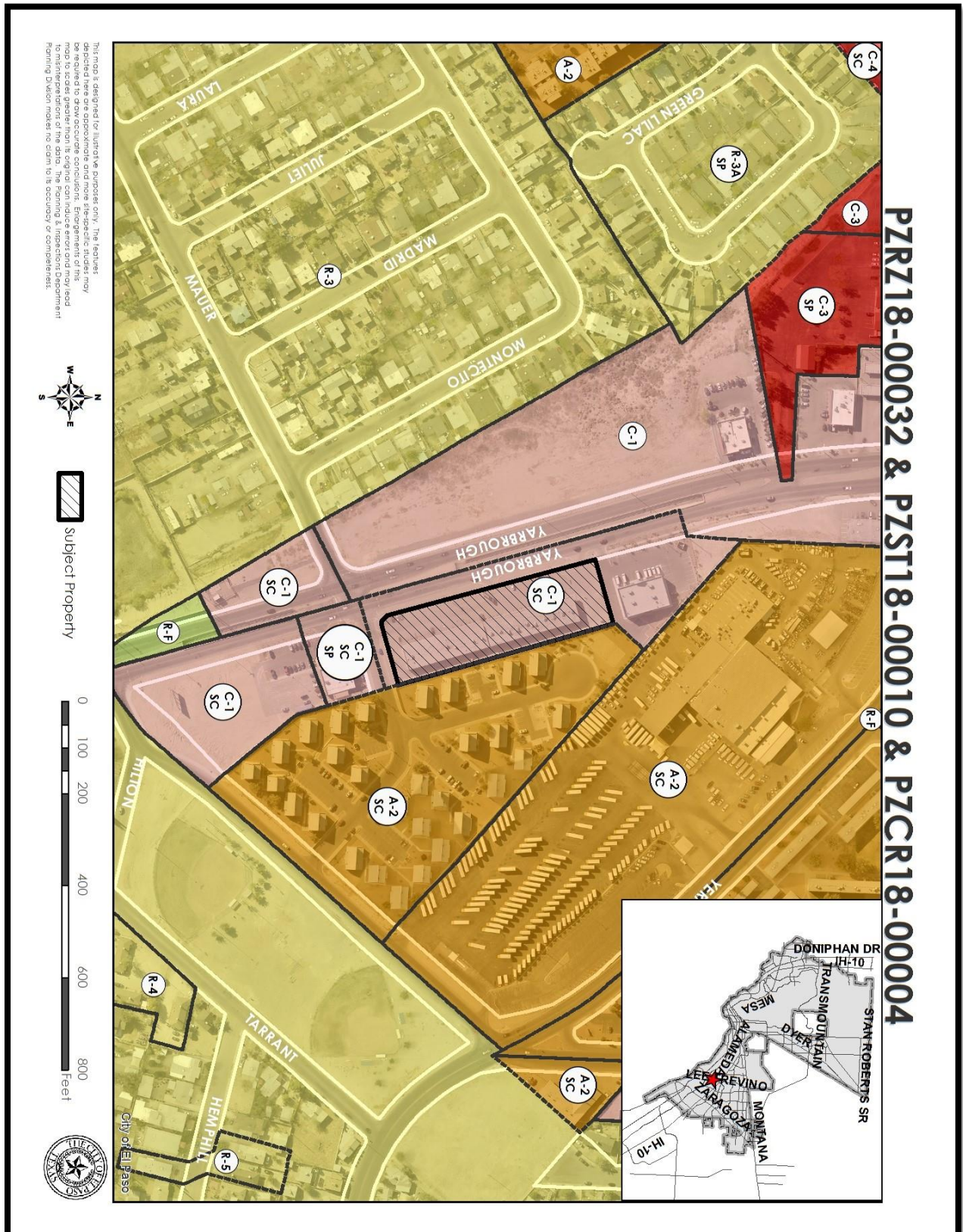
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

ATTACHMENT 2

Zoning Map



Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

Recommended approval.

Planning and Inspections Department - Land Development

Recommended approval.

Sun Metro:

No objections to the proposed rezoning.

Subdivision Department:

A subdivision **replat is not required** for the property. The proposed development meets the requirement of the following exemptions in Title 19.

Note: 19.01.030 – Exemptions: The following land divisions are exempt from the requirements of this article that apply to plats, provided that the applicant has an approved exemption determination application in accordance with Section 19.37.100:

3. The sale by metes and bounds and subsequent issuance of a permit for improvements upon a portion of a platted commercial lot within a commercial unit development;

4. Provided, however, that no additional right-of-way or public easements must be dedicated, or public utilities or roadway must constructed.

Please be advised that the definition of "commercial unit development" is as follows: a platted lot, zoned for commercial, manufacturing or industrial uses, which is further divided into more than one lot and where all additional lots are provided access to a public or private street through a private easement. The access shall be a parcel of land over which a private easement for road purposes, having a minimum paved width of twenty feet, is granted to all owners of property within the commercial unit development. In each instance the instrument creating such private easement, including the original agreement and any changes thereto resulting from the sale, lease or creation of additional lots, shall be held in perpetuity between all signatories, owners or lessees, to the agreement or their successors in interest, shall run with the land and be unseverable, and shall be duly recorded and filed with the office of the county clerk.

Fire Department

Recommends approval

Police Department

Recommended approval.

Note: We have concern with the noise emitted during events and during trash removal.

TxDot

No comment received.

Streets & Maintenance

Recommends approval

Note: We don't anticipate for the difference in peak hour trips to require a TIA.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

Water

2. There is an existing 8-inch diameter water main extending along the eastside of Yarbrough Dr., approximately 19-feet west of and parallel to the eastern right-of-way line of Yarbrough Dr. This water main is available for service.
3. EPWater records indicate one (1) 1-1/2 inch water meter serving the subject property. The service address for this meter is 550 Yarbrough Dr.
4. Previous water pressure from fire hydrant #5829 located on Yarbrough Drive approximately 850-feet southeast of Yermoland Drive, has yielded a static pressure of 100 psi, a residual pressure of 85 psi, and a discharge of 1,061 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main extending along the eastside of Yarbrough Dr., approximately 9.5-feet west of and parallel to the eastern right-of-way line of Yarbrough Dr. This sanitary sewer main is available for service.

General:

6. EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

ATTACHMENT 6

Notification Map

